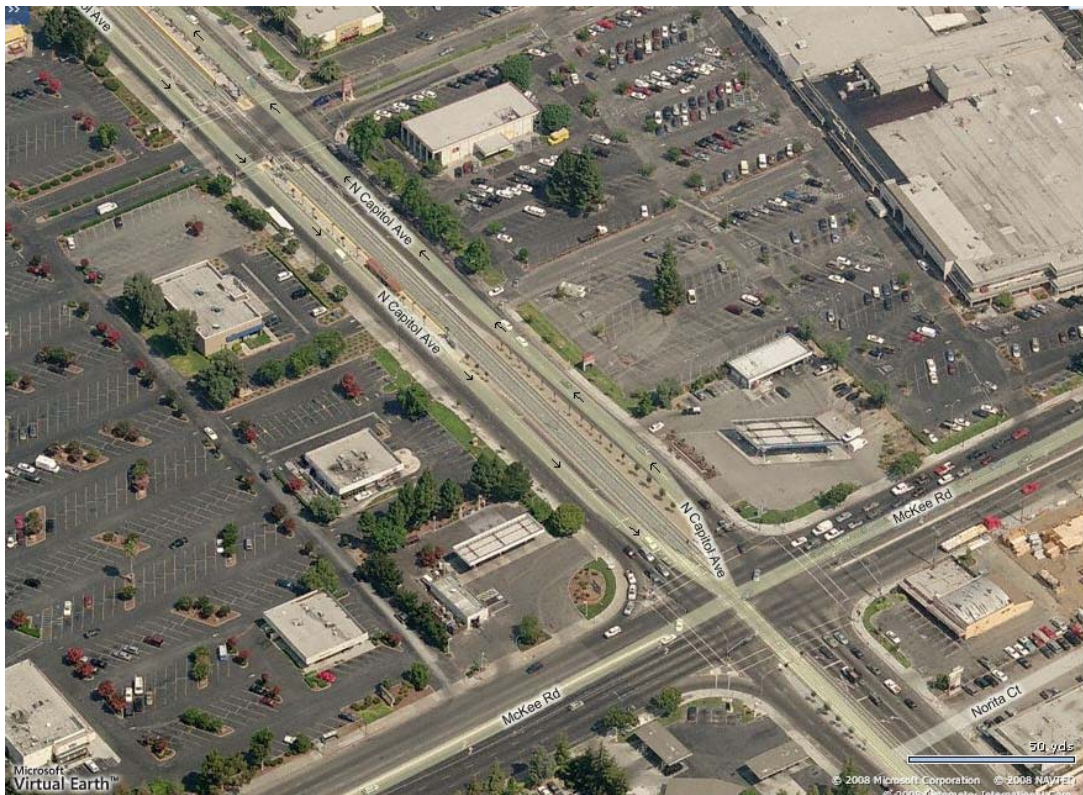


# 15

## MCKEE LIGHT RAIL STATION

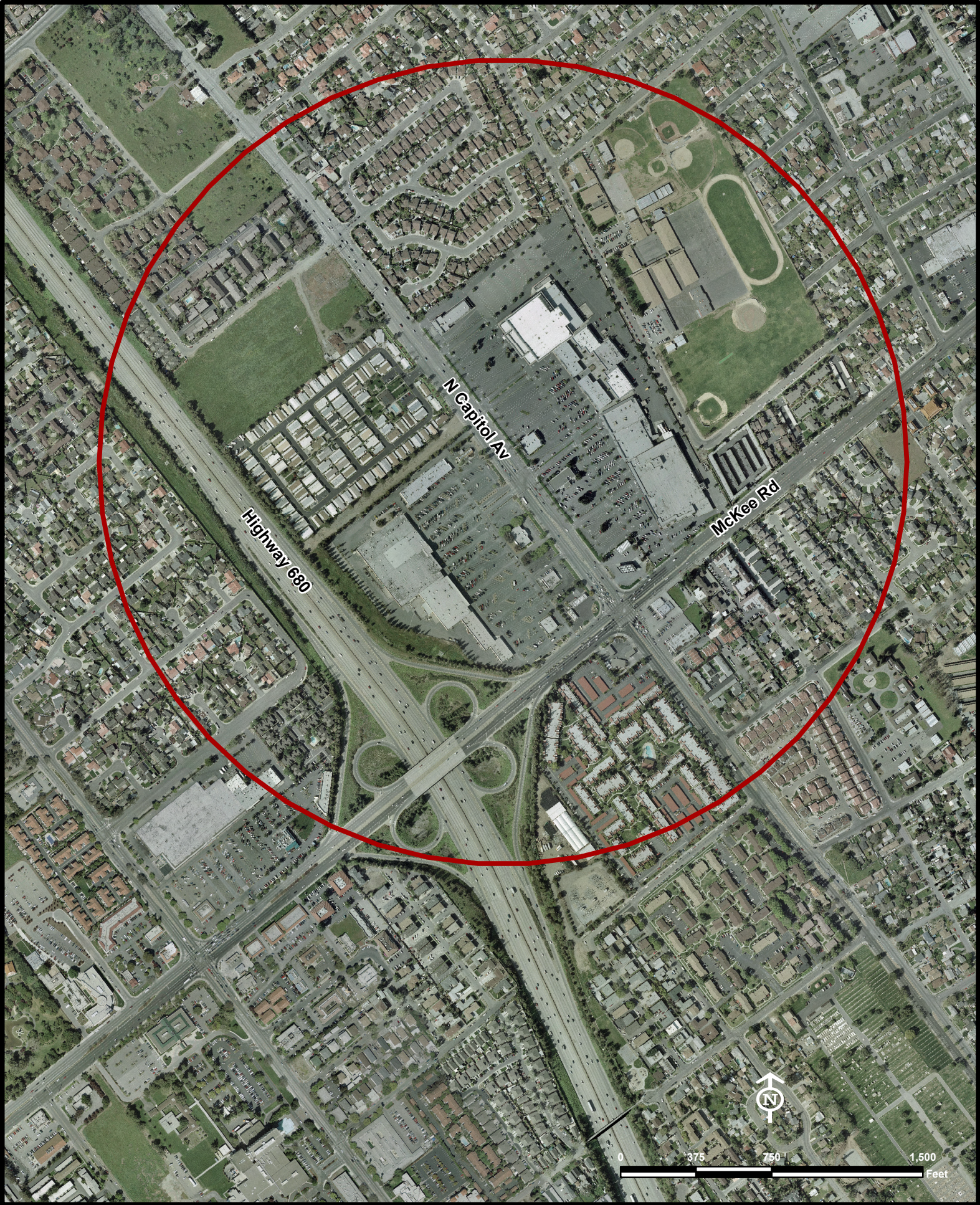
The McKee Light Rail Station is located along N. Capitol Avenue at McKee Road and is part of the Capitol light rail corridor. Light rail service along this corridor provides East San Jose with direct connections to Milpitas, North San Jose and ultimately Downtown San Jose and South San Jose. VTA has plans to extend this light rail line down Capitol Expressway to the Eastridge shopping mall. Capitol Avenue/Expressway, between Interstate 680 in the north and US 101 in the south, is designated in the San Jose 2020 General Plan as a Transit-Oriented Development Corridor.

The development pattern around the McKee light rail station is largely suburban and auto oriented, with land uses often occupying large parcels and segregated from each other. Directly adjacent to the McKee Station, on the east side of Capitol Avenue, is the Capitol Square Mall, and, on the west side, the Mervyns Shopping Center. Both of these shopping centers are typical suburban shopping centers set far back from the street, with large surface parking lots in front. Other uses in the vicinity of the McKee Station include suburban single family tract homes, a mobile home park, a large two story apartment development and a large remnant agricultural property with a single family house.

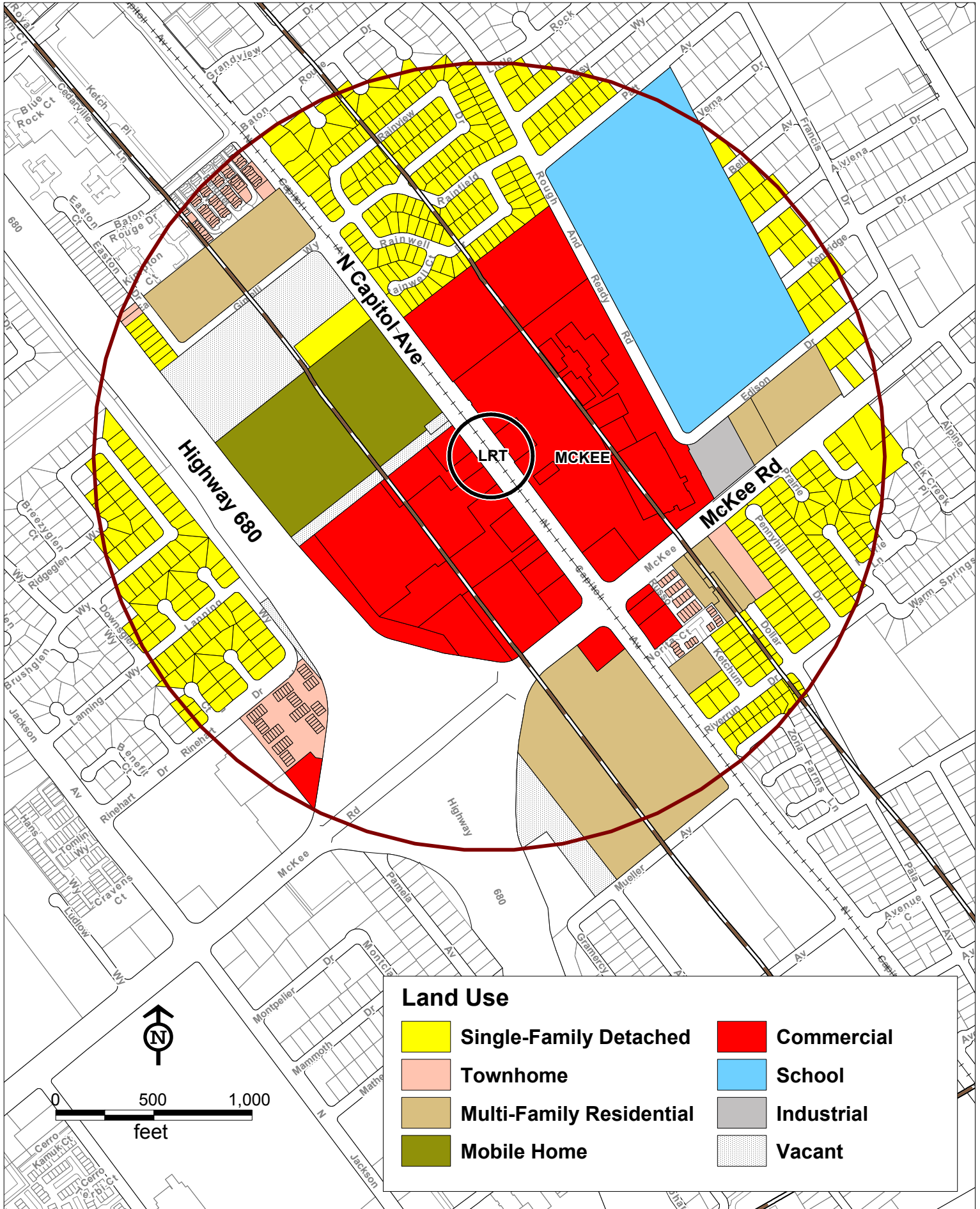


Birds-eye view of the *McKee Station* (Photo courtesy of MSN maps)

# McKee Light Rail Station Aerial Map



# McKee Light Rail Station Existing Land Use

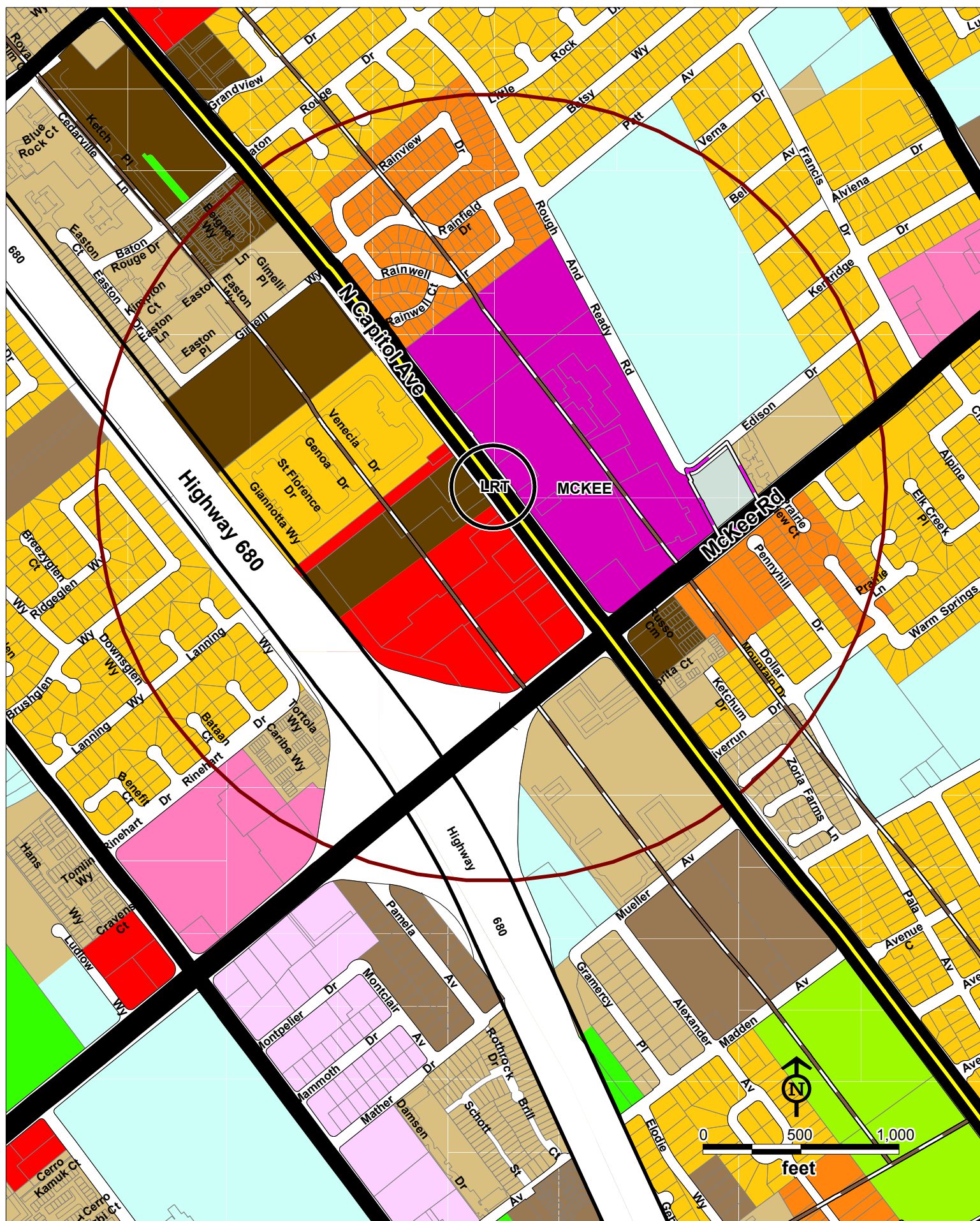


# Map Legend

 Rural Residential (0.2 DU/AC)	 Planned Community *	 Industrial Park	 Public Park and Open Space
 Estate Residential (1.0 DU/AC)	 Urban Reserve	 Administrative Office/ Research & Development	 Private Open Space
 Very Low Density Residential (2.0 DU/AC)	 Neighborhood/Community Commercial	 Research/Development	 Private Recreation
 Low Density Residential (5 DU/AC)	 Regional Commercial	 Campus Industrial	 Non-Urban Hillside
 Medium Low Density Residential (8.0 DU/AC)	 General Commercial	 Light Industrial	 Urban Hillside
 Medium Density Residential (8-16 DU/AC)	 Core Area	 Heavy Industrial	 Agriculture
 Medium High Density Residential (12-25 DU/AC)	 Combined Residential/ Commercial	 Combined Industrial/ Commercial	 Coyote Greenbelt
 High Density Residential (25-50 DU/AC)	 Office	 Industrial Core Area	 Mixed Use Overlay
 Transit Corridor Residential (20+ DU/AC)	 Neighborhood Business District	 Public/Quasi-Public	 Mixed Industrial Overlay
 Residential Support for the Core Area (25+ DU/AC)	 Transit-Oriented Development Corridor	 Airport Approach Zone	 Floating Park
 Solid Waste Disposal Site	 State Transportation Corridor	 Arterial (115-130 ft. )	 Transit/Employment Residential District: 55+ DU/AC
 Candidate Solid Waste Disposal Site	 Expressway	 Arterial (80-106 ft. )	 Urban Service Area Boundary
 Contingent Designation	 Interchange	 Major Collector (60-90 ft. )	 Greenline / Urban Growth Boundary
	 Separation	 Pedestrian Corridor	 Urban Service Area Boundary - Greenline / Urban Growth Boundary Coterminous

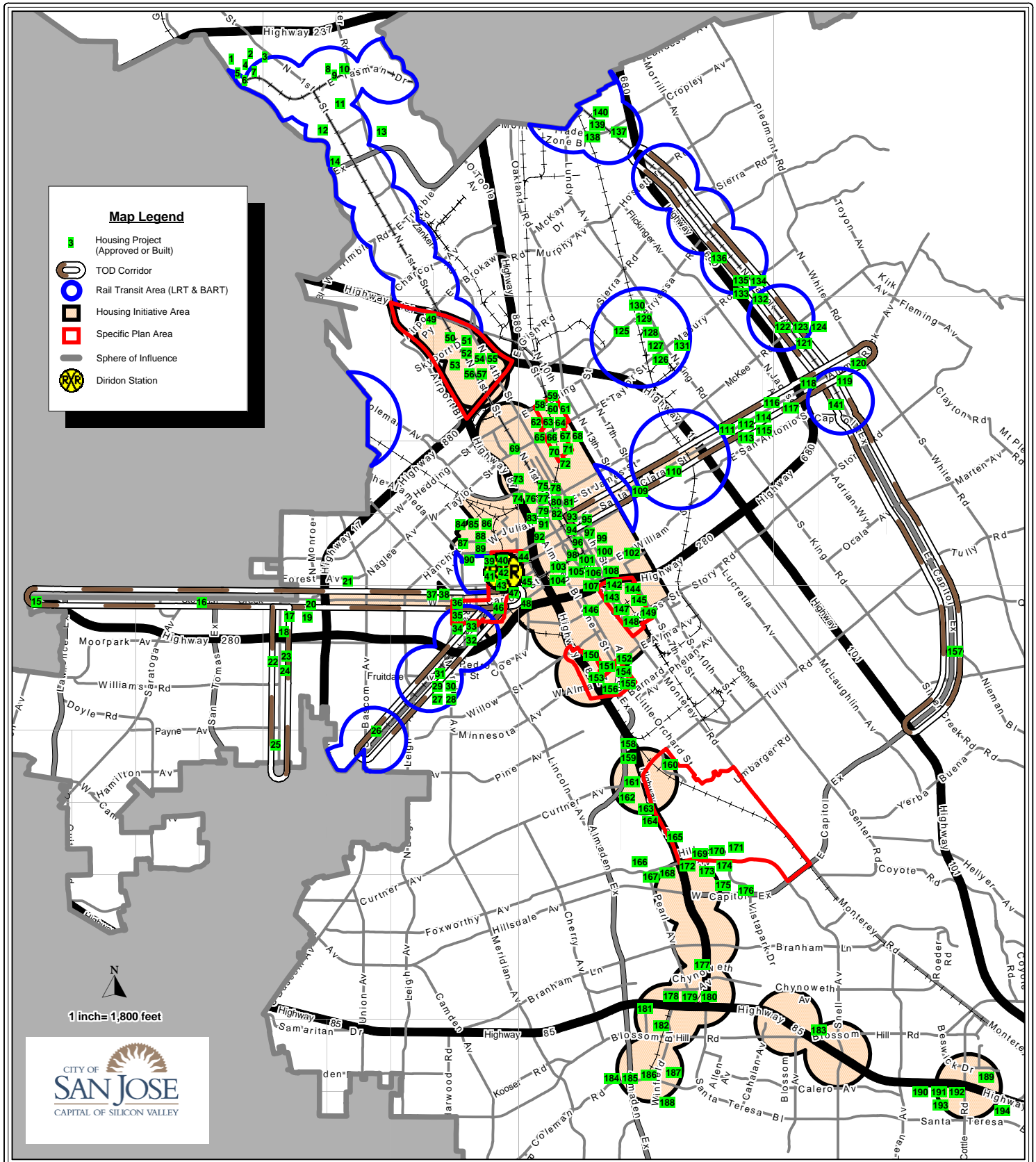
NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.

# McKee Light Rail Station Existing General Plan





# City of San Jose Transit-Oriented Development Projects Approved or Built, Since 1990



**City of San Jose**  
**Transit-Oriented Development**  
**Projects Approved or Built, Since 1990**

ID	Project Name	Units	ID	Project Name	Units	ID	Project Name	Units	ID	Project Name	Units
1	The Enclave Apts	633 *	51	Waterford Place Apts	238	101	Villa Nueva Apts	63 *	151	Previtera Court Townhomes	16 *
2	California Renaissance	234	52	Archer Street Apts	42 *	102	Casa Feliz SRO	60 *	152	Villa Almendra Townhomes	17 *
3	Vista Montana Park (North)	444	53	The Sonora Condos	315 *	103	Three Sixty Condos	213	153	Skyline at Tamien Station Condos	240 *
4	California Impressions	120	54	Atrium Gardens Studios	160 *	104	Balbach Condos	29	154	Sienna Senior Apts	140 *
5	Stonegate Apts	120 *	55	Fourth Street Apts	100	105	Balbach Condos II	38	155	Italian Gardens Family Apts	148 *
6	Villa Savannah Apts	140 *	56	Bellagio Gardens Townhomes	26	106	Emerald Village Condos	14 *	156	Almaden Road Apts	225
7	Vista Montana Park (South)	554	57	First & Gish Mixed Use	35 *	107	Market Gateway	54	157	Ryland Horizons/Carlyle Apts	168
8	Baypointe Housing	182	58	Viridian at Bernal Park	100	108	Plaza Maria	53	158	Las Ventanas Apts	239 *
9	Baypointe Mixed Use	229	59	Tenth & Hedding Condos	53 *	109	Naglee Court	59 *	159	Catalonia Apts	50 *
10	Northpointe Mixed Use	704	60	800 North 8th Condos	66	110	Carnegie Square	51	160	Dairy Hill	425
11	North Park Apts	2,760 *	61	Westmount Square Apts	119	111	Gira Sol Senior Apts	60	161	Curtner Gardens	180 *
12	Riverview Mixed Use	1,644	62	Classics at Bernal Park	28	112	Las Golondrinas Senior Apts	50 *	162	Venetian Terrace Condos	170
13	Crescent Park Apts	1,900 *	63	Pavona Apts	232	113	HomeSafe Apts	25 *	163	Canoas Terrace Apts	112 *
14	Hyundai Site Mixed Use	528	64	Markethouse Lofts	53	114	Blackwell Condos	93 *	164	Villa Cortona Condos	72
15	Avalon Cupertino Apts	311	65	Taylor Street Rowhomes	5	115	Tierra Encantada Apts	105 *	165	Helzer Courts Apts	155 *
16	Roberts Place Townhomes	12	66	Ajisai Gardens Condos	143	116	Las Mariposas Condos	66 *	166	Archstone Willow Glen Apts	412
17	Santana Row	1,182	67	Esplanade Apts	278	117	Ryland Centerpoint	29 *	167	Hillview Glen Apts	138 *
18	Belmont Village Assisted Living	137	68	North 9th @ Taylor Housing	44	118	Gadberry Senior Apts	55 *	168	Parkside Glen Apts	180 *
19	The Villas	124	69	Vendome Place	400	119	Milagro Apts	15	169	Hillsdale Townhomes	18
20	Studios Inn	64	70	Miraido Village Apts	108	120	Rose Garden Senior Apts	66 *	170	Lancaster Gate Condos	217
21	Miranda Villa Senior Apts	109 *	71	Mariani Square Townhomes	166	121	Zoria Farms Housing	69 *	171	Tuscany Hills	733 *
22	Villa Cortina Condos	194	72	Mabuhay Court Senior Apts	96 *	122	Metro Park Townhomes	21	172	Lago de Como Townhomes	26
23	Livorno Square Condos	50	73	San Pedro Square	50	123	Arbor Terraces Apts	92	173	Waterford Classics/City Lights	228
24	Neal Townhomes	20	74	Legacy Fountain Plaza	433	124	McKee Apts	16	174	Amber Grove	168
25	Villa Valencia Mixed Use	57	75	Ryland Mews	161 *	125	Flea Market Mixed Use	2,818 *	175	Avalon Rosewalk Apts	456
26	Palomar Condos	93	76	North Keystone Condos	42 *	126	Montclair Townhomes	91	176	Vista Park Senior Apts	166 *
27	St. Elizabeth Park Condos	46	77	Villa Torino Apts	198	127	Pageantry/Arbor Park Apts	165	177	Santa Familia Apts	79 *
28	Merrill Gardens Assisted Living	98 *	78	One East Julian Condos	43	128	Kingston Village	78	178	Ohlone Court Apts	135 *
29	Fruitdale Station	502 *	79	Park Townsend Condos	98	129	Betty Ann Gardens Apts	80 *	179	One Pearl Place Apts	182
30	Creekside Townhomes	19	80	350 Second Street Lofts	62	130	Casa De Los Amigos/Creekview Inn	24 *	180	Ohlone-Chynoweth Commons	194 *
31	Fruitdale Apts	91	81	The Plaza Condos	56	131	Newbury Park Mixed Use	1,287 *	181	Cielo Gardens Apts	25
32	Parkmoor Apts	243	82	Park View Towers	194	132	Baton Rouge Condos	92	182	Blossom River Apts	144 *
33	Race Street Housing (North)	435	83	City Heights at Pellier Park Condos	124	133	Plaza at Messina Gardens	199	183	Cedar Gardens Townhomes	14
34	Midtown Plaza Condos	257 *	84	La Bella Rosa Condos	21	134	Grandview Terrace Condos	45	184	Le Mirador Senior Apts	141 *
35	Crescent Parc Townhomes	62 *	85	Lenzen Square Apts	88 *	135	Las Palmas	85	185	Sycamore Terrace Townhomes	32 *
36	Parkview Apts	230 *	86	Cinnabar Commons	245 *	136	Creekside Condos	113	186	Almaden Lake Village Apts	250 *
37	Fiesta Senior Apts	127 *	87	Avalon on The Alameda Apts	305	137	The Verandas Apts	92	187	Windsor Hills Homes	90
38	Village Square Condos	95	88	Morrison Park Townhomes	250	138	Impressions	18	188	Almaden Lake Homes/Apts	228 *
39	Avalon at Cahill Park Apts	218	89	Lofts on The Alameda	40	139	Autumnvale Townhomes	104	189	Hitachi Site Mixed Use	2,930 *
40	Fifty One Condos	265 *	90	Keeble Place Townhomes	20	140	Capitol Park	17	190	Villa Veneto Apts	226
41	Georgetown Townhomes	94	91	The Carlyle Condos	347	141	Monte Vista Apts	262 *	191	Palma Sorrento Apts	274
42	Cahill Park	160 *	92	Axis Condos	330	142	The Works Condos	74 *	192	Santa Palmia Apts	598
43	Park Avenue Lofts	125	93	The Globe Condos	76 *	143	Virginia Street Victorians	10	193	Palmia	400
44	Delmas Housing	325	94	33 South Third Apts	89 *	144	Virginia Terrace Condos	252	194	California Grove	252 *
45	Legacy at Museum Park	117	95	101 San Fernando Apts	323	145	Villa Torre Apts	191 *			
46	Monte Vista Condos	383 *	96	The 88 Condos	401	146	Almaden Townhomes	10			
47	Delmas Park Mixed Use	123 *	97	Paseo Villas	104	147	South Third Condos	37			
48	Pensione Esperanza	110 *	98	Twohy Lofts	36	148	Brickyard Condos	176			
49	Airport Parkway Condos	528	99	Paseo Plaza Condos	210	149	Art Ark Apts	148 *			
50	Century Center Mixed Use	460	100	The Colonnade Apts	220	150	Palm Court Senior Apts	66 *			

**TOTAL 44,254**

\*All or part of the project is affordable housing.